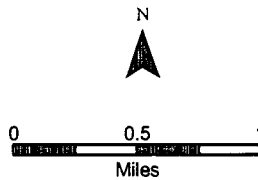
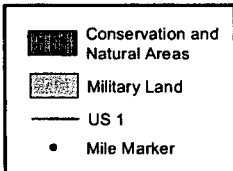
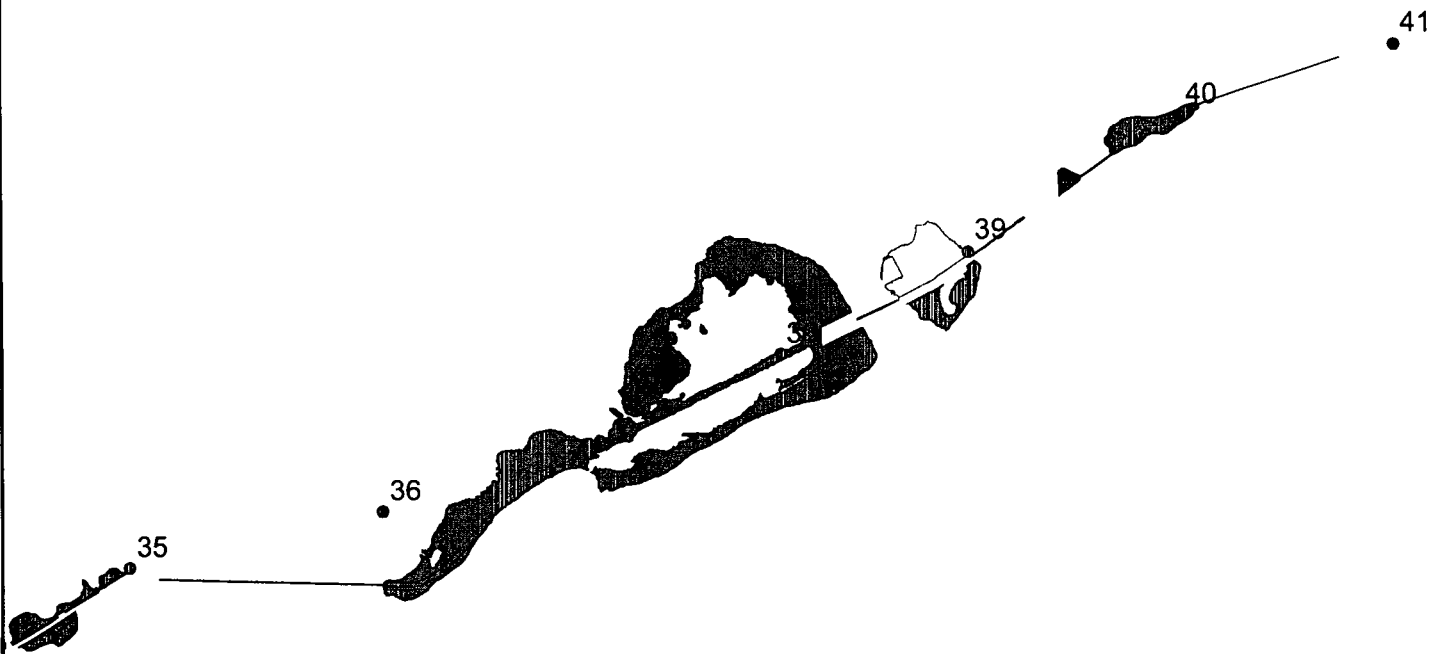


Monroe County  
Conservation and Natural Areas  
MM 35 to 41

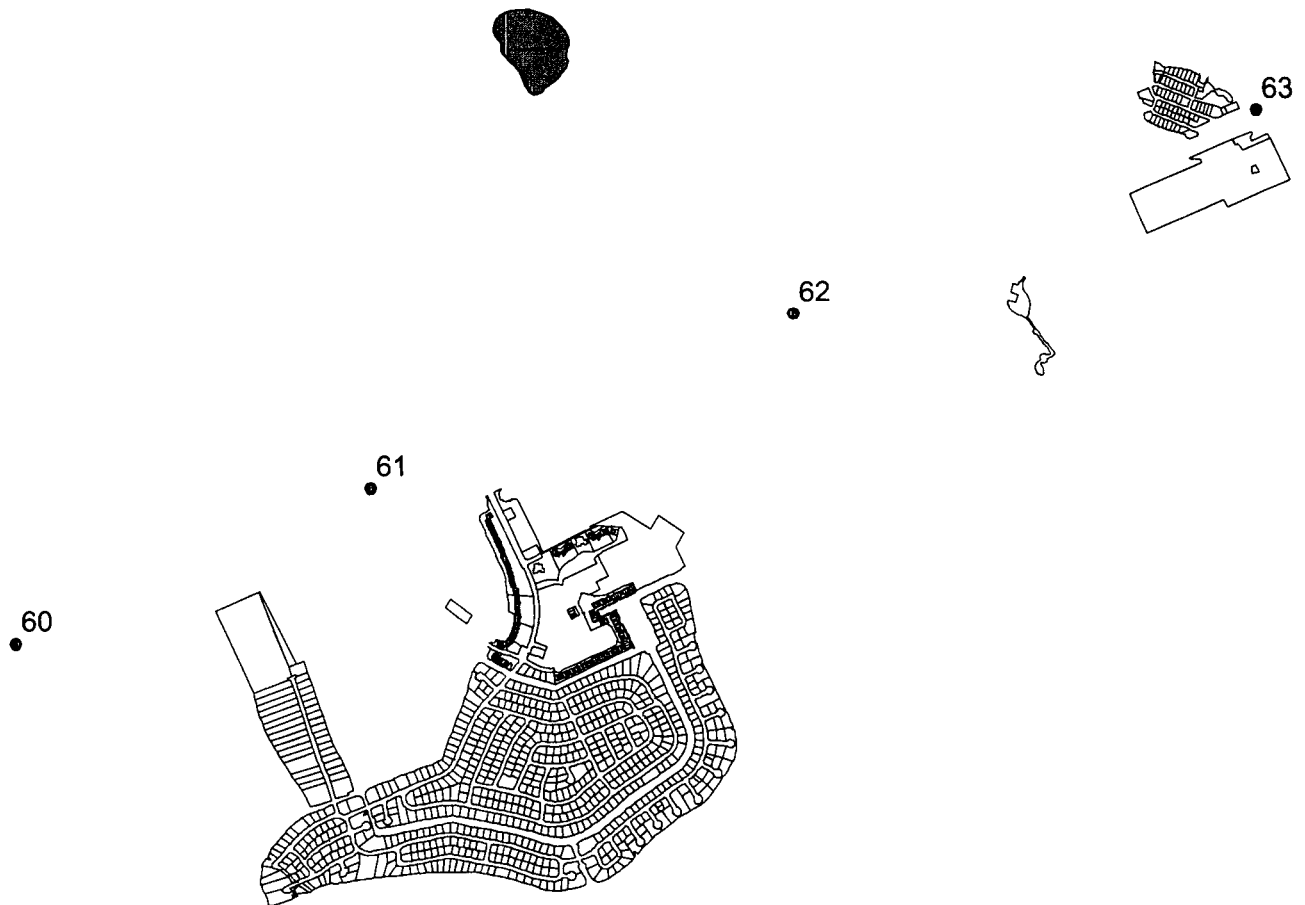


Monroe County  
Planning and Environmental  
Resources Department

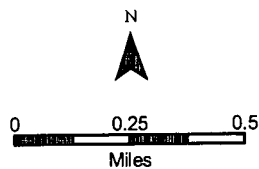
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Prepared By: KR Date: 2/25/04

# Monroe County Conservation and Natural Areas MM 60 to 63

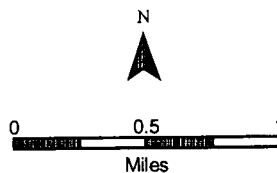
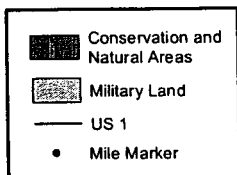
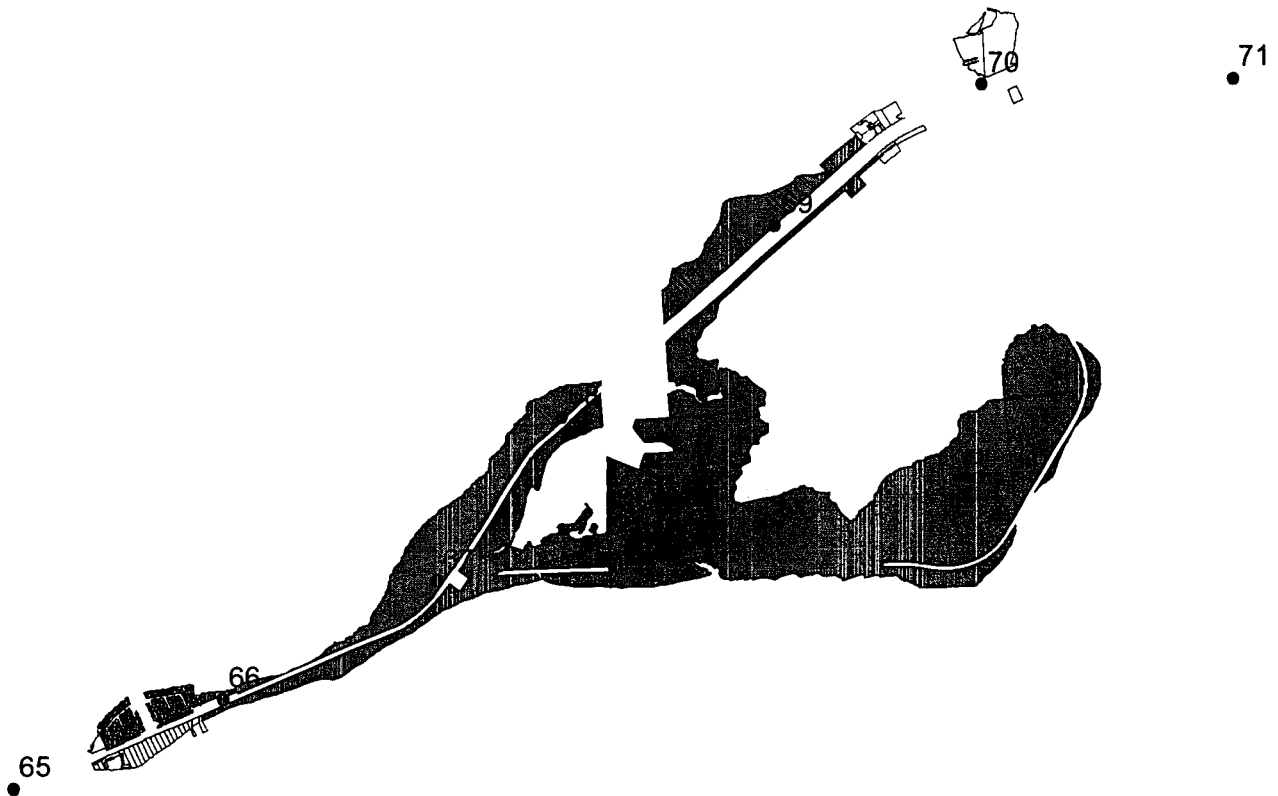


	Conservation and Natural Areas
	Military Land
	US 1
	Mile Marker

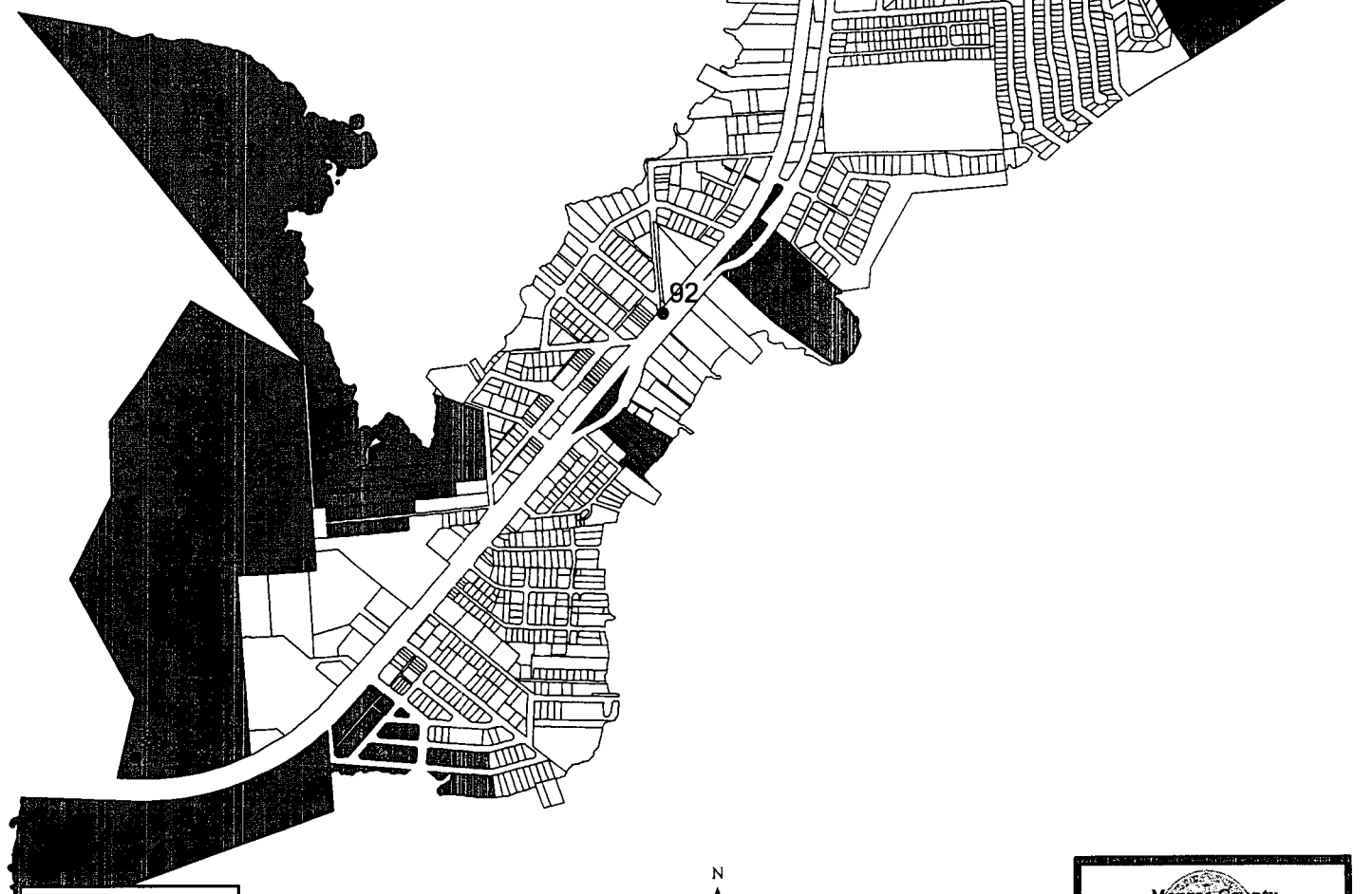






<p align="center"><b>Monroe County</b> Planning and Environmental Resources Department</p> <p><small>This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, rights of ways, or identification information.</small></p> <p><small>Prepared By: KR Date: 2/25/04</small></p>
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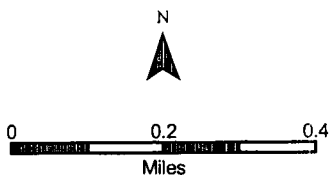
# Monroe County Conservation and Natural Areas MM 65 to 71



Monroe County  
Conservation and Natural Areas  
MM 91 to 93



-  Conservation and Natural Areas
-  Military Land
-  US 1
-  Mile Marker

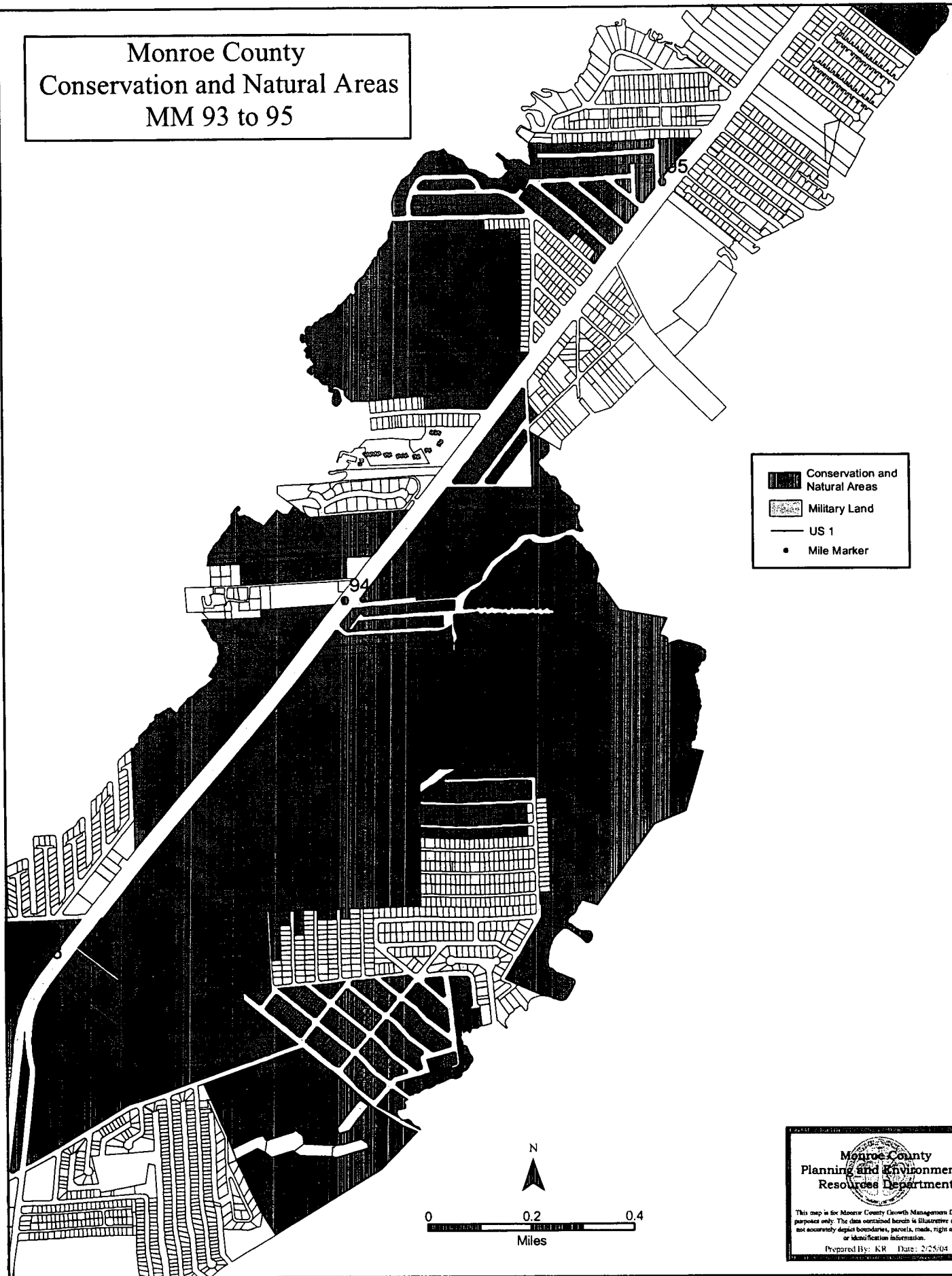


**Monroe County**  
Planning and Environmental  
Resources Department

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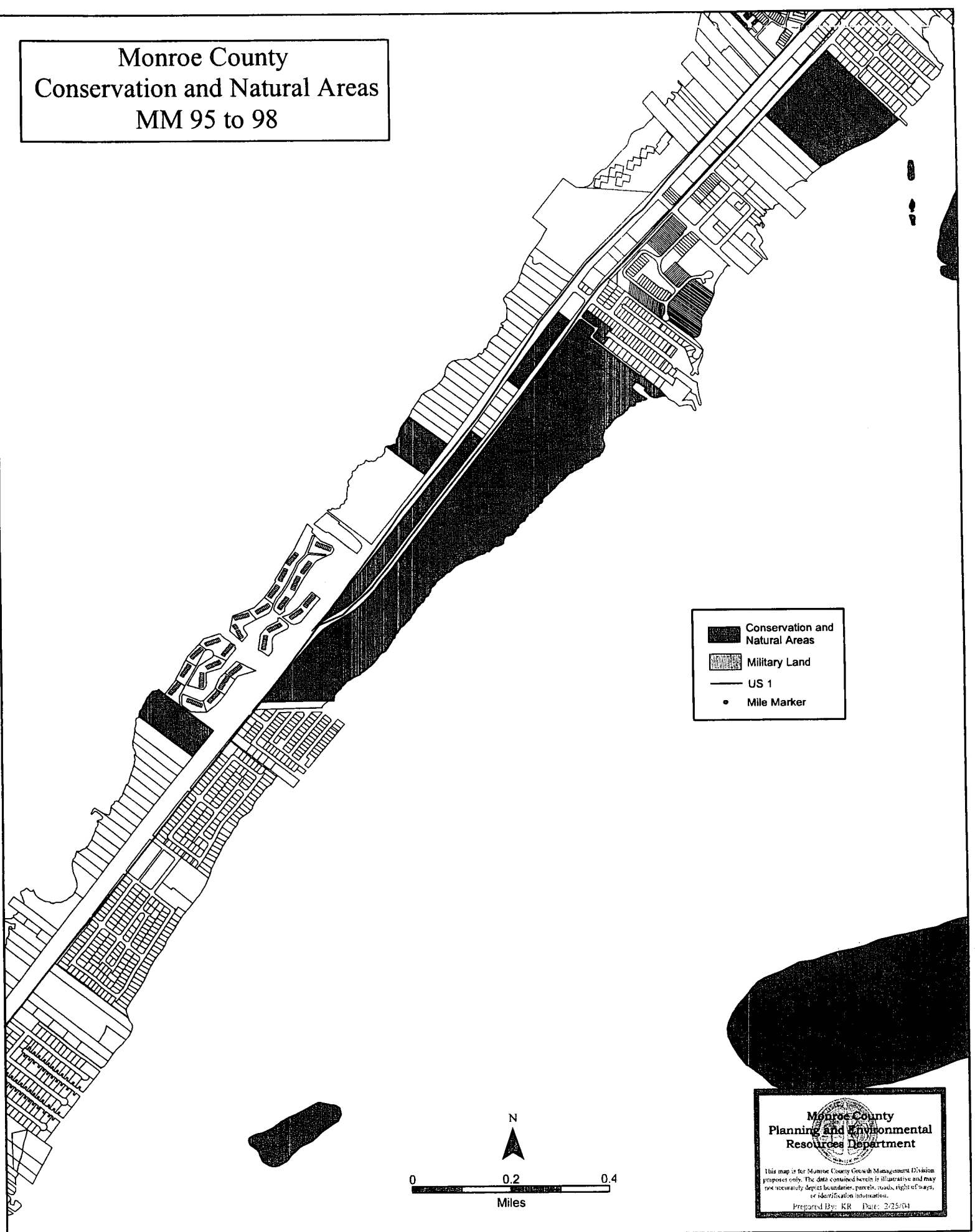
Prepared By: KR Date: 2/25/04

Monroe County  
Conservation and Natural Areas  
MM 93 to 95

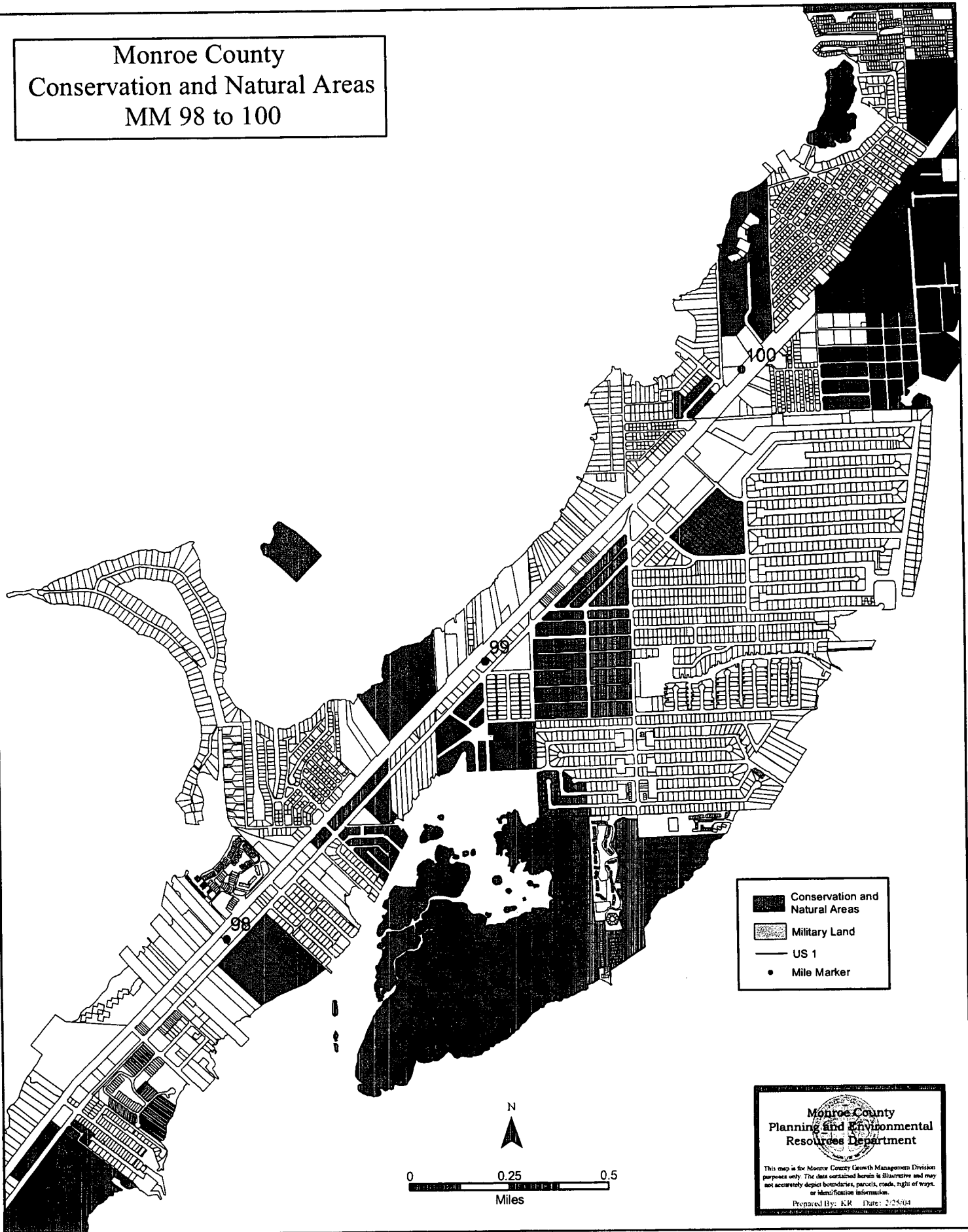


- Conservation and Natural Areas
- Military Land
- US 1
- Mile Marker

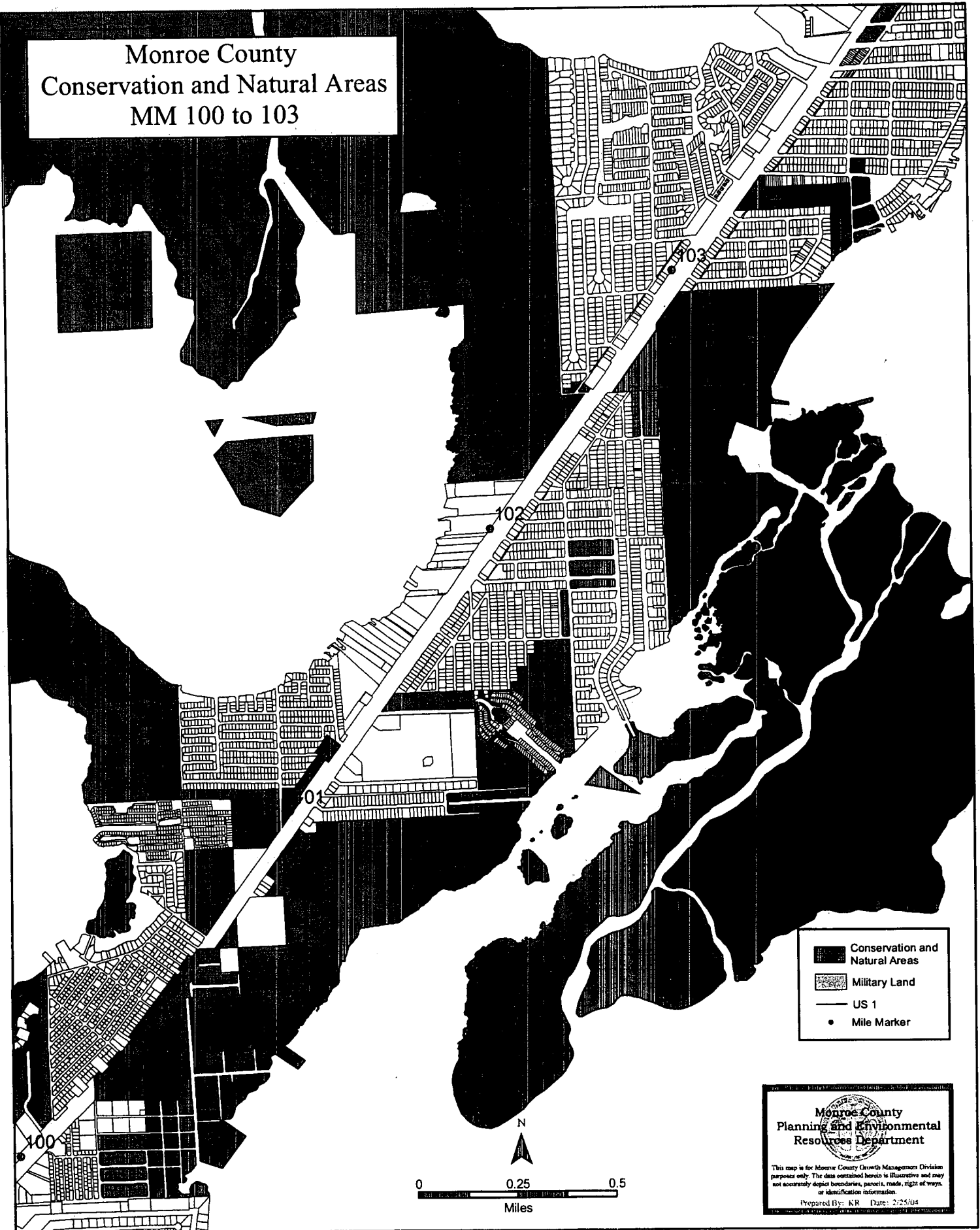
Monroe County  
Conservation and Natural Areas  
MM 95 to 98



Monroe County  
Conservation and Natural Areas  
MM 98 to 100



Monroe County  
Conservation and Natural Areas  
MM 100 to 103



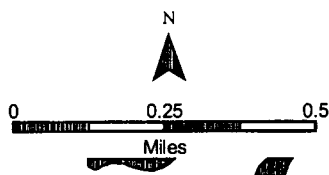
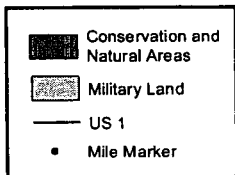
Monroe County  
Planning and Environmental  
Resources Department

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not accurately depict boundaries, parcels, roads, right of ways,  
or identification information.

Prepared By: KR Date: 2/25/04



Monroe County  
Conservation and Natural Areas  
MM 103 to 106

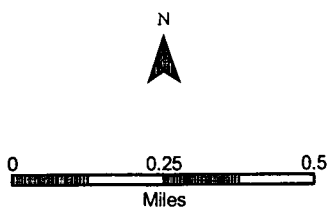
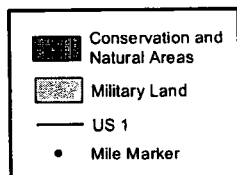


Monroe County  
Planning and Environmental  
Resources Department

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Prepared By: KR Date: 2/25/04

Monroe County  
Conservation and Natural Areas  
MM 105 to 108



Monroe County  
Planning and Environmental  
Resources Department


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Prepared By: KR Date: 2/25/04

# The Staff Report

# Memo

April 2, 2004

TO: Monroe County Board of County Commissioners  
FROM: K. Marlene Conaway, Director   
RE: Interim Moratorium Ordinance

## **Summary**

The Board of County Commissioners at a regular meeting on January 21, 2004 directed Growth Management staff to prepare an ordinance deferring ROGO and NROGO allocation awards in areas containing tropical hardwood hammock or pinelands of two acres or greater within Tier I - Conservation and Natural Areas (CNA), while staff prepares amendments to the 2010 Plan and the Land Development Regulations to further protect the ecosystem. Staff was also directed to review and propose changes to the CNA maps where appropriate. The moratorium is to be for twelve months or adoption of plan and LDR amendments whichever comes first.

## **Background**

### Interim Moratorium

The Board of County Commissioners, in coordination with the DCA, adopted a "Cooperative Agreement" at the BOCC meeting on January 21, 2004. The Board agreed to approximately \$120 million in waste water funding, initiating an accelerated program to provide affordable housing, and to draft and hold public hearings to adopt a moratorium on ROGO/NROGO allocations awards in areas of two acres or greater containing hammock and pinelands in the CNA. The DCA agreed to work towards providing funds for waste water and affordable housing projects, restoring lost allocations for use as affordable housing and providing \$93million for the purchase of environmentally sensitive lands (CNA).

This Cooperative Agreement is to meet the requirements of Rule 28.20.100 of the Comprehensive Plan, which requires the County among other things to implement the FKCCS, adopt LDR amendments to strengthen habitat protection and to develop a Keys wide acquisition plan. This proposed moratorium is to provide time for staff to finish drafting the amendments, the Planning Commission to review the proposed changes and the public time to consider, understand and comment on the amendments.

### Conservation and Natural Area Maps

Conservation and Natural Area (CNA) map boundaries were adopted by the Board of County Commissioners in Resolution #346-2003. The purpose of these maps was to designate areas for acquisition from willing sellers. The Board of County Commissioners determined that a moratorium at that time was not warranted.

The CNA maps were developed to implement the Florida Keys Carrying Capacity Study (FKCCS) and Goal 105 of the Comprehensive Plan. The Conservation and Natural Areas include upland native vegetated lands above four acres in size, restoration areas between fragmented hammocks, known threatened and endangered species habitat, and buffer areas where appropriate.

Staff has further analyzed the Conservation and Natural Area maps approved for acquisition boundaries by the Board in August and considered requests by the public for review of specific properties. More than twenty properties have been field inspected since the last BOCC meeting. Ricardo Calvo, consultant for the County and project leader for the FKCCS has also reviewed the maps and the staff recommendations for amendments. Three of the map changes were available for review in time for the Planning Commission meeting and included in their recommendation. The additional amendments were identified by the staff and consultant after the Planning Commission hearings; the recommended amendments to the Conservation and Natural Area maps are attached. The Conservation and Natural Areas Maps have been amended to reflect the recommended changes.

**Staff Recommendation**

Staff recommends approval of the Interim Ordinance and the boundaries of the Conservation and Natural Areas as amended.

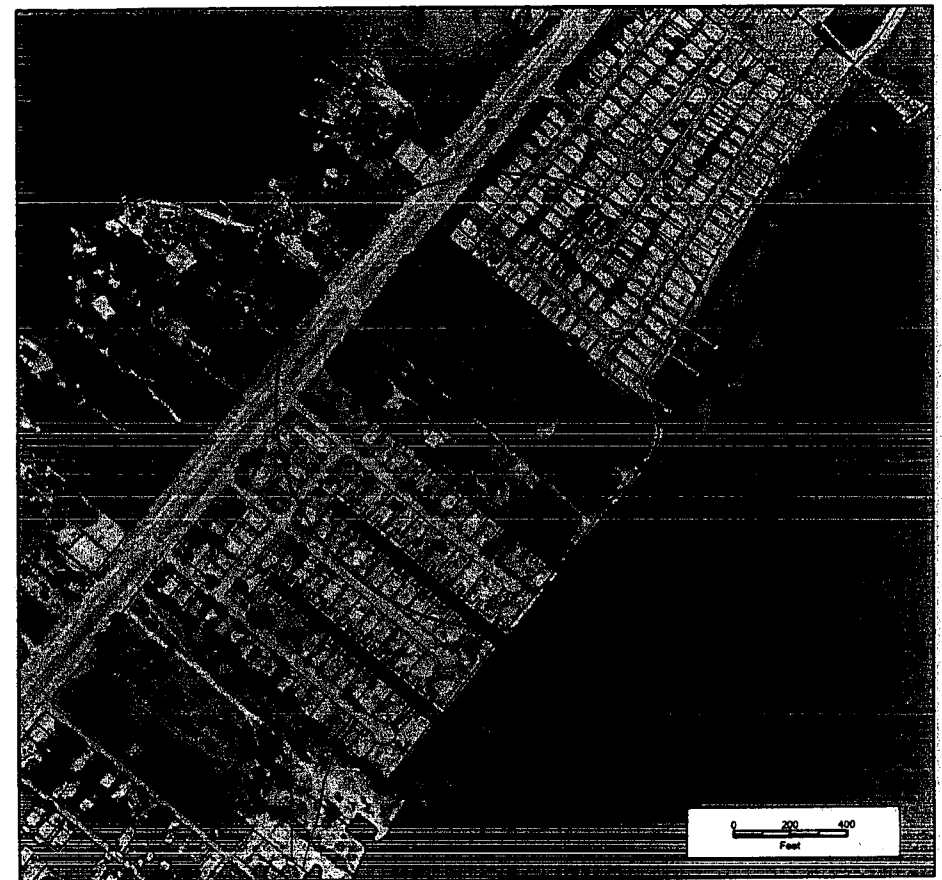
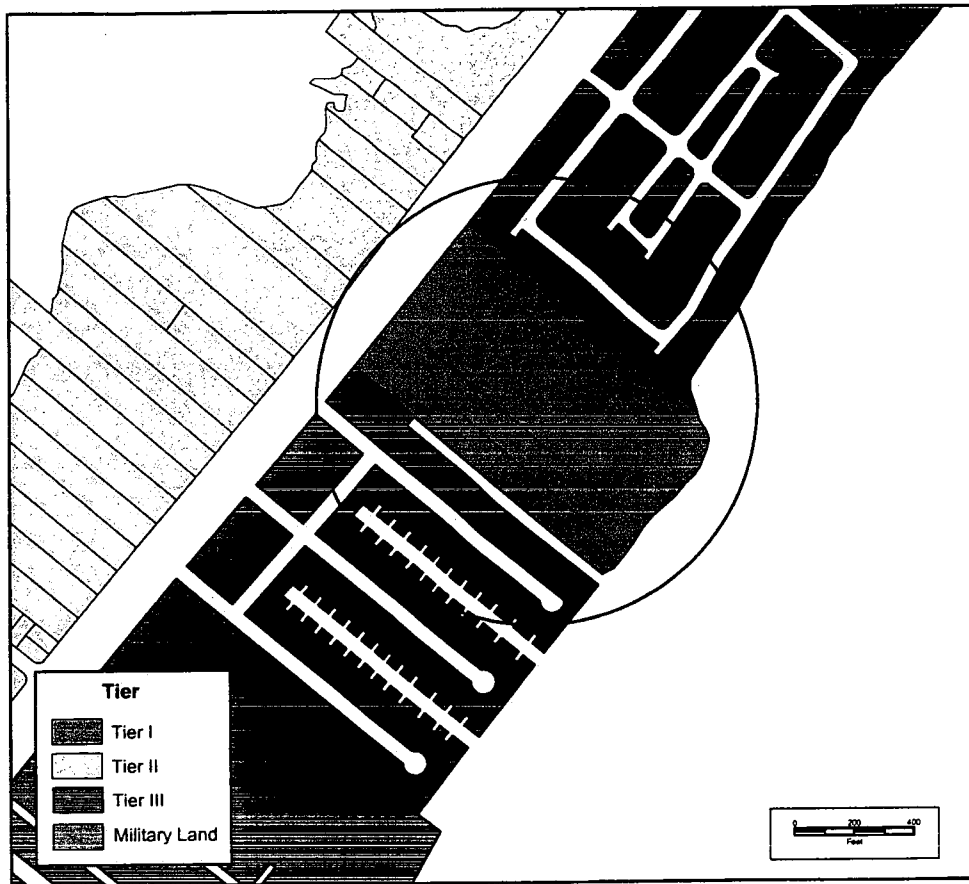
Cc, Timothy J. McGarry, Director Growth Management  
Rebecca Jetton, DCA

## **Recommended Amendments**

### **Conservation and Natural Area Maps**

- **All map changes were reviewed and recommended by staff**
- **Only the first three changes were available for review and recommendation of the Planning Commission - Big Coppitt, Cudjoe, and Key Largo.**
- **Ricardo Calvo, consultant reviewed areas of question and made recommendations.**

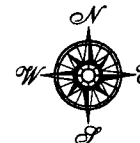
## Key Largo, Lime Grove Estates: Recommended Tier Change



### Outside Tavernier, approximate mile marker 95.5:

All but one of these lots has been developed or is currently in the process. The four acre hammock contained on the property has been fragmented into patches of less than four acres.

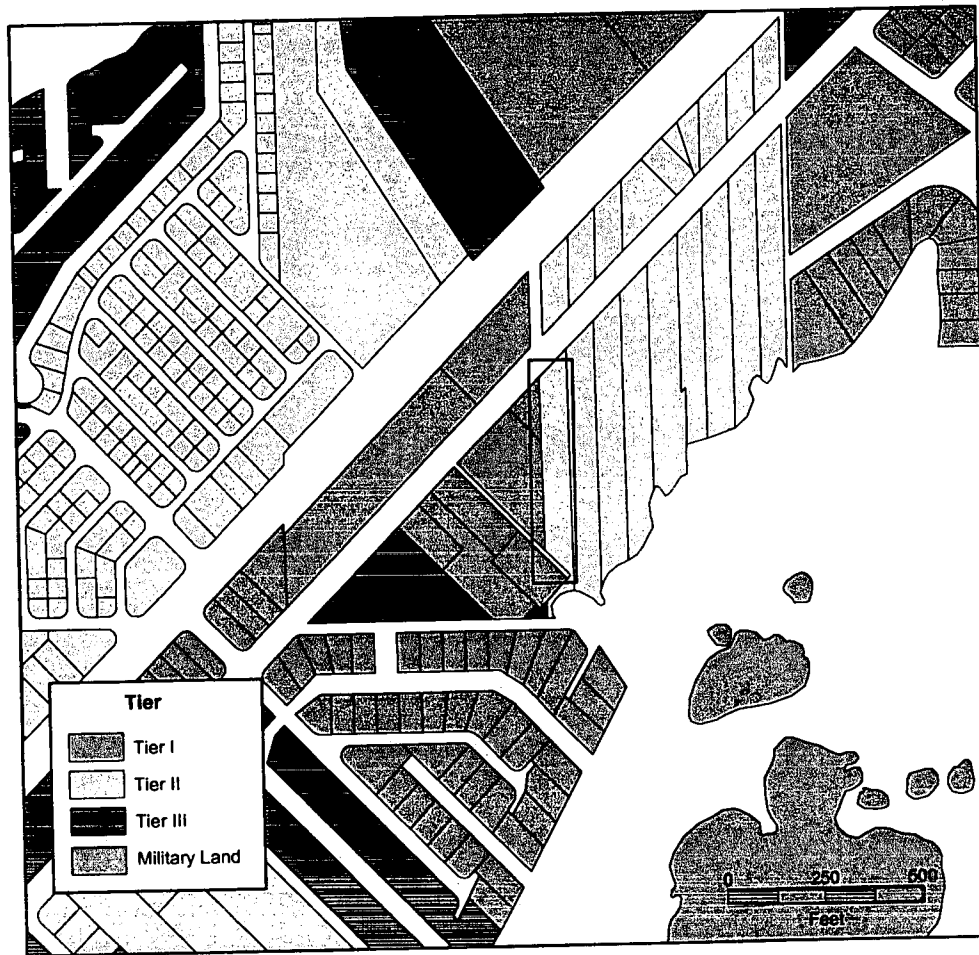
**Staff recommends a change to Tier II.**



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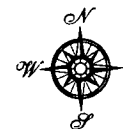
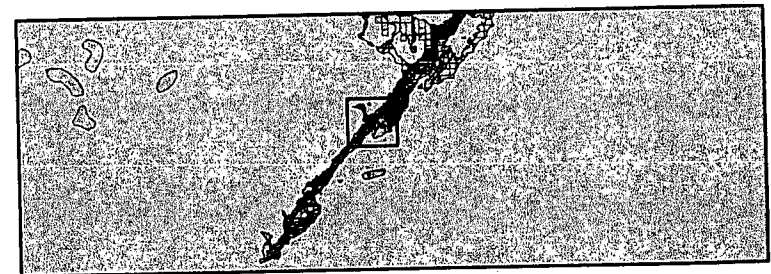
3/30/04

# Key Largo, Rock Harbor Manor: Recommended Tier Change



Key Largo, approximate mile marker 98, Rock Harbor Manor Subdivision. There is one parcel, described as Lot 18 Rock Harbor Manor, that was originally designated Tier II. The parcel is a long vacant parcel that runs from US Highway 1 to the ocean and is adjacent to an undisturbed patch of hammock.

**Staff recommends a change to Tier I.**

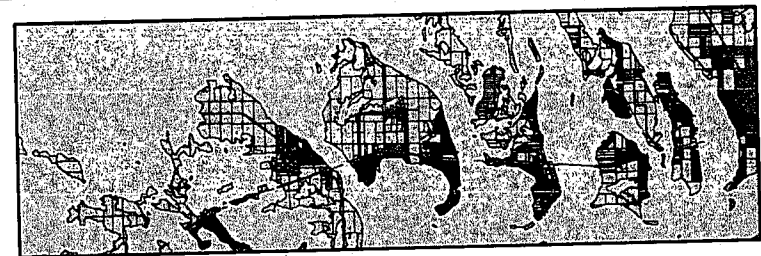
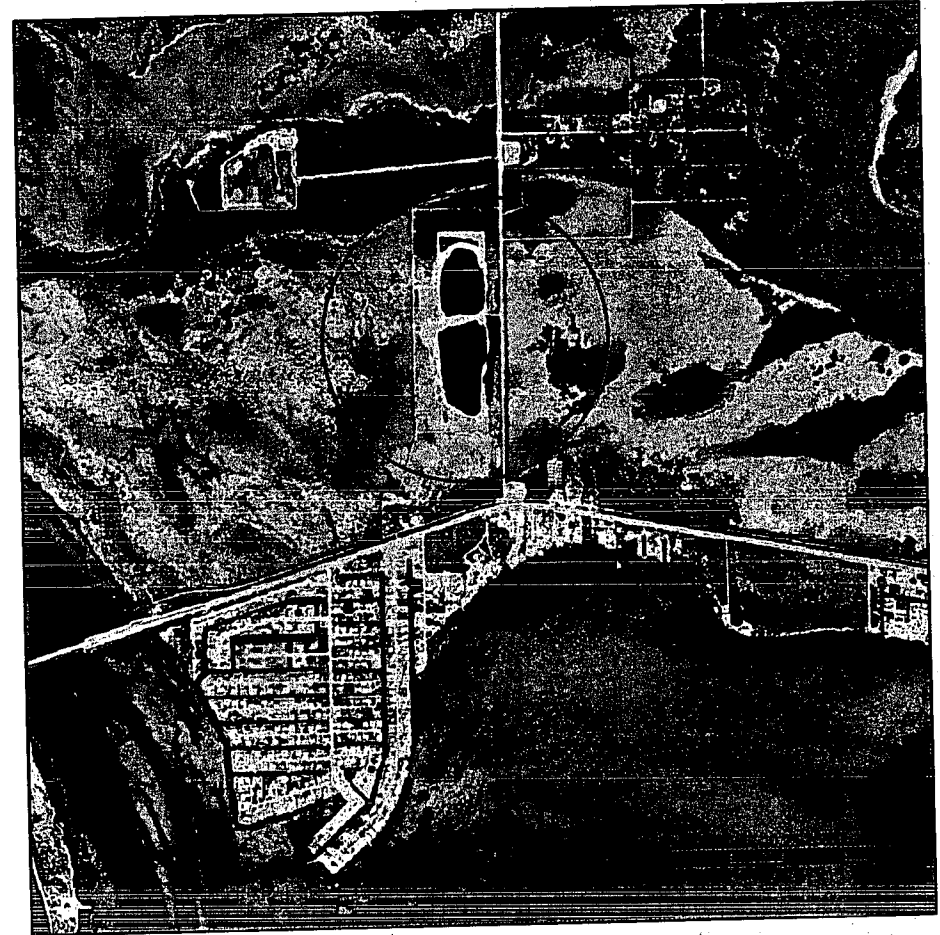
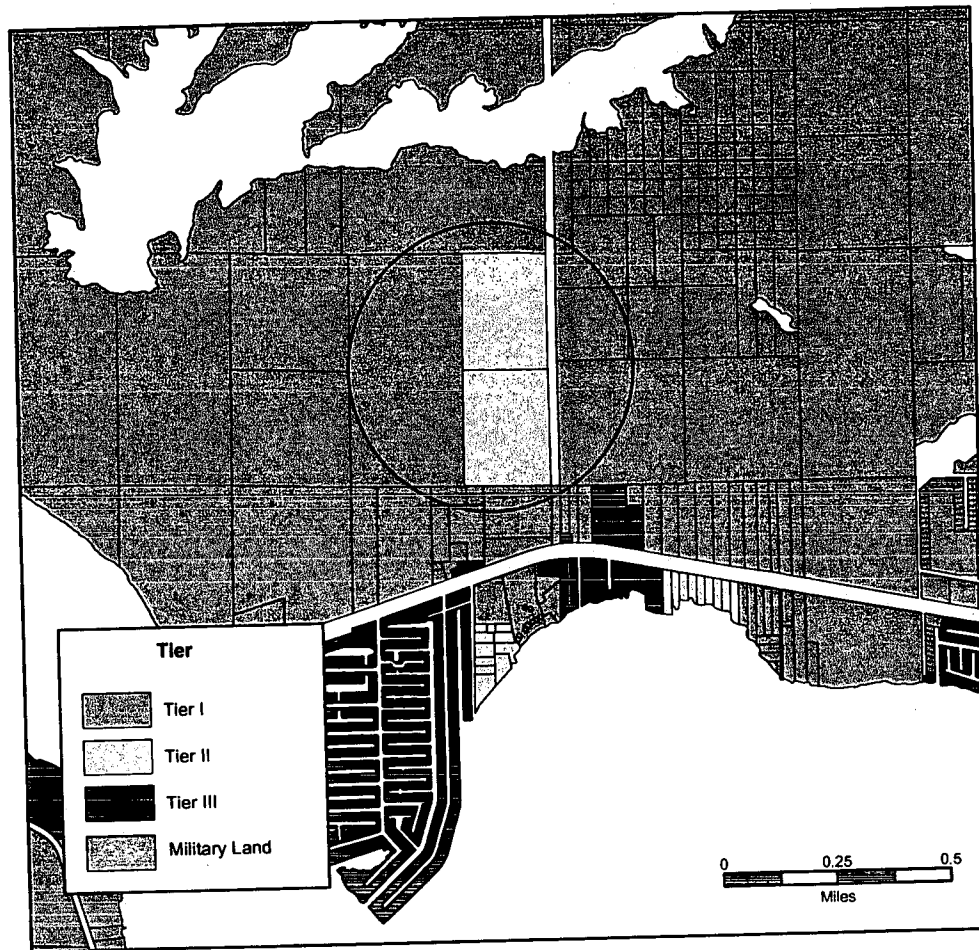


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5/6/04

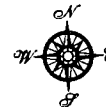


## Cudjoe Key, Old Quarry Site: Recommended Tier Change



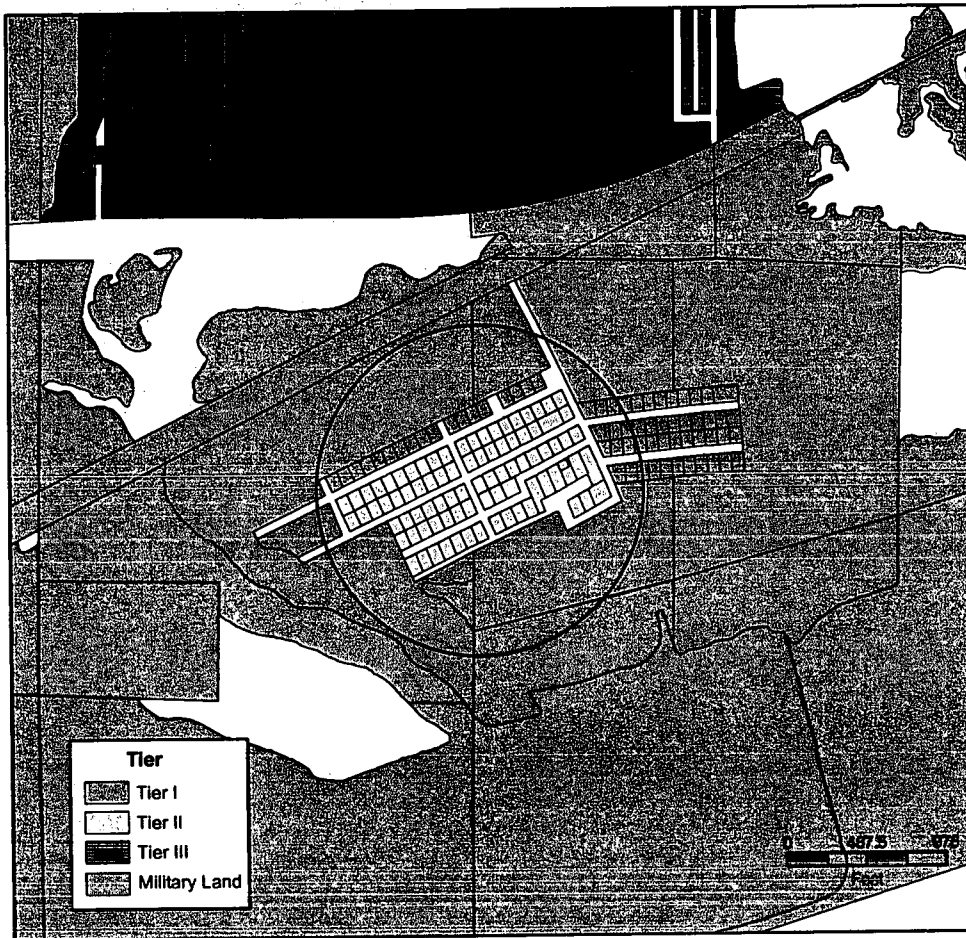
Cudjoe Key, approximate mile marker 21 – The old quarry site  
This area was originally designated Tier II. The area is  
surrounded by Tier I designated land. The property is currently  
not being used and has the opportunity to be restored back to  
native vegetation.

**Staff recommends a change to Tier I.**



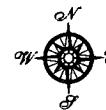
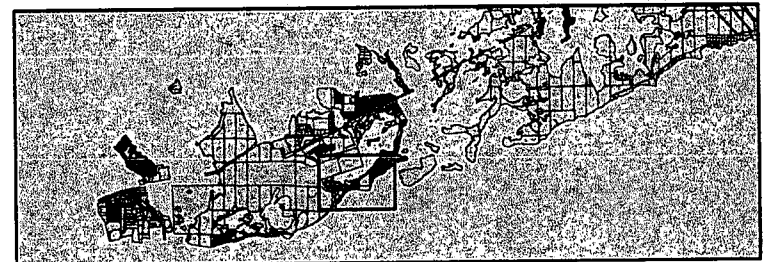
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5/6/04

## Big Coppitt Key, Rockland Hammocks: Recommended Tier Change



Big Coppitt Key, approximate mile marker 9 – Rockland Hammocks Subdivision. This subdivision was originally designated as Tier II. The subdivided parcels are zoned Native Area (NA) (which are too small to build without TDRs) and are part of the Air Installation Compatible Use Zone (AICUZ) no build zone.

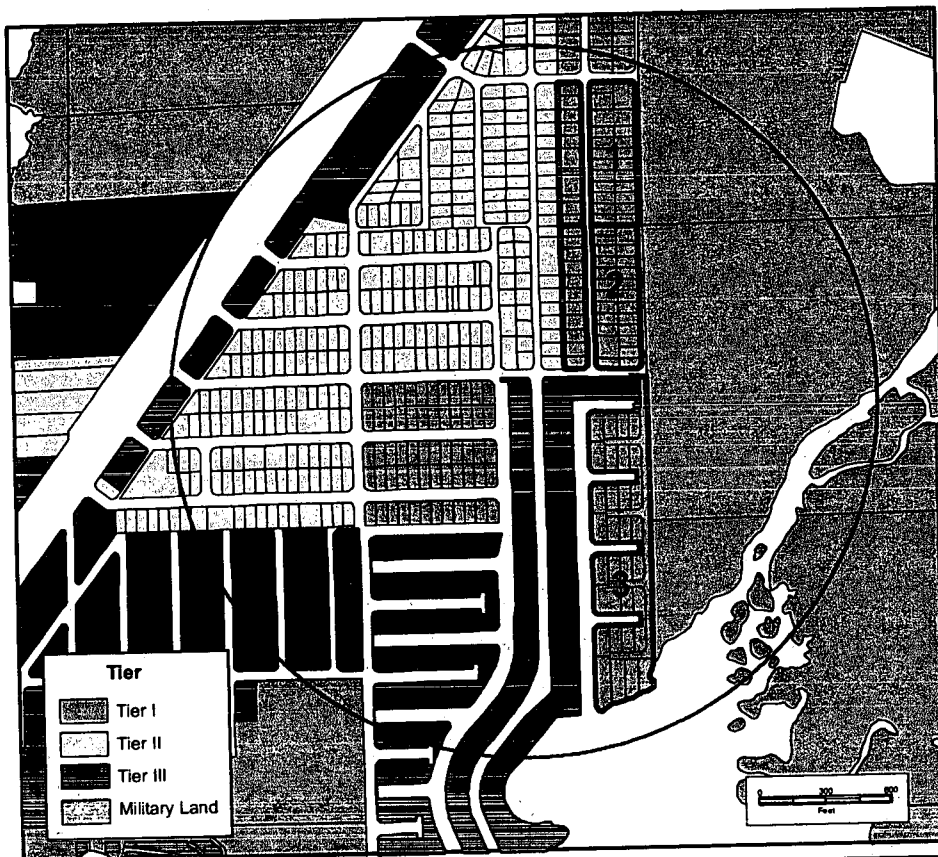
**Staff recommends a change to Tier I.**



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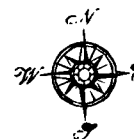
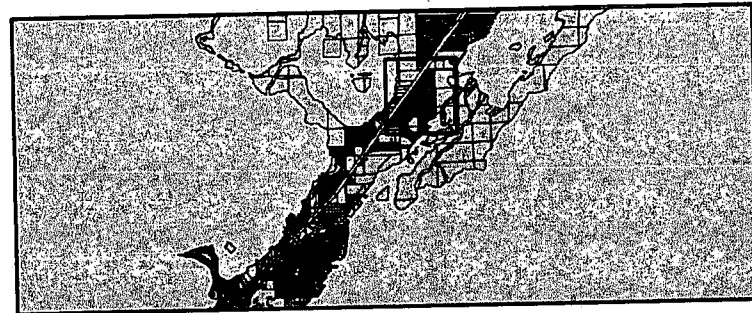
5/6/04

# Key Largo, Bahia Mar Est., Winston Park, Winston Waterways, and Key Largo Gardens: Recommended Tier Change



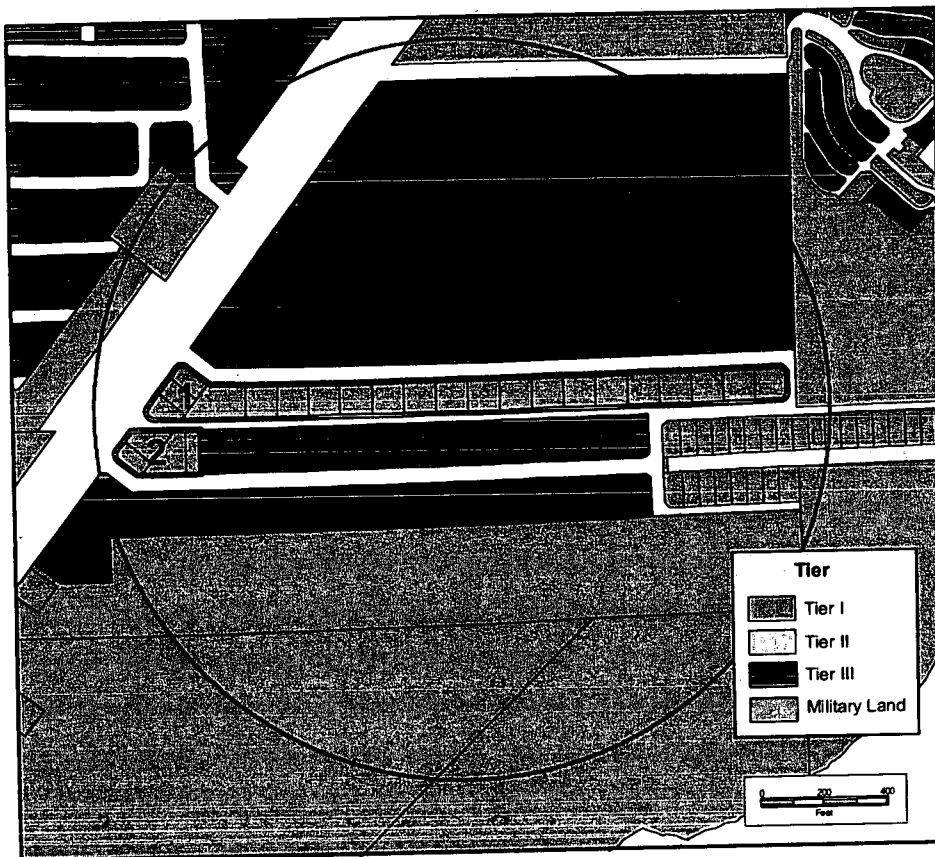
## Key Largo, approximate mile marker 103:

- 1) This area is located in a partially built subdivision, just under 50% built. Dr. Ricardo Calvo has looked at the area and determined that the area would be well suited as a Tier II. The original designation was Tier I. **Staff recommends a change to Tier II.**
- 2) This area is located in a partially built subdivision, just under 50% built. Dr. Ricardo Calvo has looked at the area and determined that the area would be well suited as a Tier II. The original designation was Tier I. **Staff recommends a change to Tier II.**
- 3) This area is located in a partially built subdivision. The subject area is over 50% built and is separated by the adjacent Tier I area by a wide paved road. Dr. Ricardo Calvo recommended that this area be designated a Tier II. The residents of the area were assessed a special fee on their taxes in order to allow a buffer and curbing from the adjacent habitat. The original designation was Tier I. **Staff recommends a change to Tier III.**
- 4) This area of land is adjacent to Tier I upland habitat. The habitat is continuous between the subject parcels and the adjacent uplands. The original designation was Tier III. **Staff recommends a change to Tier I.**



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3/30/04

## Key Largo, Industrial Acres and Hibiscus Park: Recommended Tier Change



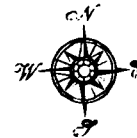
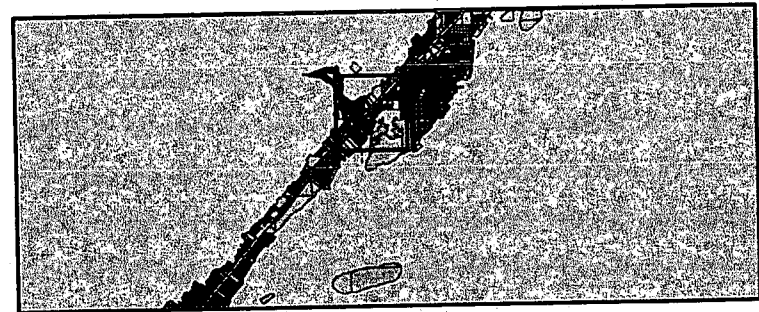
### Key Largo, approximate mile marker 101:

- 1) This area is adjacent to the Key Largo shopping complex and the Tradewinds affordable housing development. The parcels are the site of Phase II of the Tradewinds project. The original designation was Tier I.

**Staff recommends a change to Tier III.**

- 2) This area is located on US 1, is adjacent to Tier III properties and has no upland habitat. The original designation was Tier I.

**Staff recommends a change to Tier III.**



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3/30/04